



DESIGN & ACCESS STATEMENT | FULL PLANNING APPLICATION

## 61 Redington Road, Hampstead

Issue: April '23

Conversion of 3 residential units (2b 4p) to 2 units (1b 2p and 5b 10p), erection of a three storey rear extension at lower ground to first floor including excavations at lower ground floor, a roof terrace at ground floor, creation of new front lightwell, various elevation alterations, installation of 2 ASHP units and 1 air-conditioning unit within acoustic enclosure in rear garden, bin enclosure in front garden and landscaping alterations.

**AD**  
ASHBY DESIGN

CHARTERED ARCHITECTURAL &  
PLANNING CONSULTANTS



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#### Site Address:

61 Redington Road,  
Hampstead, London  
NW3 7RP

#### Client:

Mr and Mrs Burns

#### Architectural Designer:

Ashby Design Ltd  
13 Arm & Sword Lane  
Old Hatfield  
Herts, AL9 5EH

## DESIGN TEAM

Architects	Ashby Design Ltd.
Planning Consultant	HGH Consulting
Developer	GRIGGS
Heritage Consultant	Heritage Information
Interior Designer	Studio Duggan
Arboricultural Consultant	Landmark Trees
Flood Risk Assessment and Drainage	Environment Structural Engineers
Basement Impact Assessment	Ground and Water & Vincent and Rymill
Construction Management	EAS
Ecological	Ecology Solutions
Air Quality	Eight Associates
Noise Impact Assessment	Noise Solutions
Sustainability and Energy	Love Design Studio
Daylight and Sunlight Assessment	Love Design Studio

## 1. Introduction

This Design and Access Statement has been prepared by Ashby Design Ltd on behalf of Mr and Mrs Burns to support the submission for a high quality residential development converting the three existing residential units on site into two units. Works include a rear extension, elevation alterations, an external ground floor roof terrace and a lightwell as well as a comprehensive landscaping strategy.

This document covers initial site analysis which has lead to a better understanding of the site, an overview of the design proposals including the merits and acceptability of the proposals in the context of National Planning policies and the development plan for Camden.

This Design and Access Statement should be read in conjunction with the following drawings prepared and submitted by Ashby Design Ltd:

- 552\_22\_FUL\_PL10.00\_Proposed Floor Plans
- 552\_22\_FUL\_PL10.01\_Proposed Elevations
- 522\_22\_FUL\_PL10.02\_Proposed Sections A-A & B-B
- 522\_22\_FUL\_PL10.03\_Lower Ground & Ground Floor Comparison Plans
- 522\_22\_FUL\_PL10.04\_First Second Floor & Roof Comparison Plans
- 522\_22\_FUL\_PL10.05\_Front & Rear Comparative Elevations
- 522\_22\_FUL\_PL10.06\_Side & Flank Comparative Elevations
- 522\_22\_FUL\_PL10.07\_Comparative Sections A-A & B-B
- 552\_22\_FUL\_PL10.08\_Proposed Front Street Scene
- 522\_22\_FUL\_PL10.09\_Demolition Plans
- 552\_22\_FUL\_PL10.10\_Visual Illustrations
- 552\_22\_FUL\_PL1000\_Proposed Site Plan - Lower Ground Floor
- 552\_22\_FUL\_PL1001\_Proposed Site Plan - Ground Floor





## 2. Site Analysis and Context

### 2.1 Site Location

This application relates to a four-storey detached property built in the Edwardian era, including a basement, ground floor, first floor and top floor built into the pitched roof, located on the west side of Redington Road.

The existing property contains 3 self-contained flats. The building is neither statutorily listed nor locally listed. The area is predominantly residential in character.

61 Redington Road is located in the London Borough of Camden and is situated within the Redington/Frogna Conservation Area.

The site is in close proximity to several underground and railway stations and is within 15 minutes walking distance from Hampstead and Golders Green underground stations. There are numerous bus services in close proximity to the site. Golders Hill Park and Hampstead Heath are within 15 mins walking distance.





## 2. Site Analysis and Context

### 2.2 Site Description

The site slopes down towards the middle of the building, allowing the formation of external lightwells concealed from public view to improve the daylight provision to the lower ground floor in addition to the existing windows at the side of the building.

The front facade consists of dark red brickwork, single glazed casement windows including a single storey bay window at one side and a double story bay window on the other side. Flat 2 has an existing rear terrace.

The building has vehicle parking space to the front drive way for informally parked cars and a sloped driveway to the garage along the southern side which is owned by Flat 1. There is a large garden to the rear of the property.

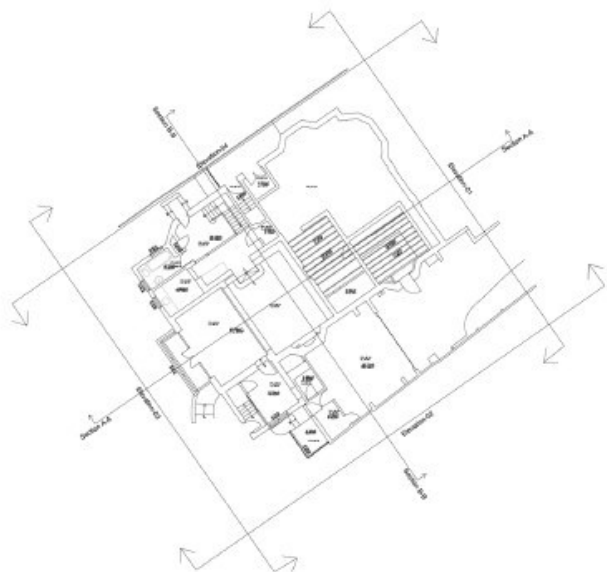
The north side elevation of the building's pathway connects the front and the rear garden. The foliage to both front and rear gardens is dense but of ornamental species. The substantial rear garden is private and accessible by the flat owners.

A detailed description and the history of the site has been provided by the heritage consultant, Heritage Information Limited, in their separate Heritage Statement and this application should be read together with that report.



## 2. Site Analysis and Context

### 2.3 Existing Plans and Elevations



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



### 3. Consultation History

#### 3.1 Planning Application Amendments - December 22' Meeting

Following an assessment of the original planning documents, the planning officer provided a draft report explaining that the scheme in its current form would be recommended for refusal. As such, a meeting was held in December 2022, to discuss the scheme and possible revisions.

A summary of the comments received were as follows:

- ◇ Open lightwells with railings are not characteristic of this part of the Conservation Area. It is considered that the proposed metal railings that surround it would be out of character within the streetscene and they would be highly visible from the street over the existing low brick front wall.
- ◇ There is an opportunity to make a further enhancement to the building by reducing the existing portico to the front elevation.
- ◇ The loss of the original elevation including chimney stack and its replacement with one grander appearance would have a harmful impact on the conservation area. The original façade at this level should be retained.
- ◇ The combined upper floor extensions and roof extension appear bulky and dominant.
- ◇ The 1.8m high obscure glass privacy screens proposed are not characteristic with the area. If the development was acceptable, details of these could be conditioned.
- ◇ Concerns about the quality of accommodation of the smaller lower ground floor flat, in particular being single aspect and its only outlook facing 2 narrow lightwells.
- ◇ The new side dormer at loft level to serve the bedroom faces directly onto No.63's existing side dormer which would result in overlooking to a habitable room forming a reason for refusal.

Following the meeting, a redesign of the development was explored to ensure that as many of the comments above were taken on as possible, with particular attention focusing on the lightwells to the front, the standard of accommodation and layout to the lower ground floor flat, the design of the rear elevation at upper levels and removing the proposed dormer to the side.





### 3. Consultation History

#### 3.2 Planning Application Amendments - Preliminary Sketches January 23'

Following the December 2022 meeting, the proposed scheme was redesigned and a series of preliminary sketches were resubmitted to the planning officer for informal comment.

A summary of the amendments were as follows:

- ◇ Complete remodification of the lower ground floor layout to incorporate a dual aspect 'front to back' lower ground floor flat.
- ◇ Existing façade retained at second floor level including existing chimney and existing fenestration with internal layout reconfigured to suit footprint alterations.
- ◇ Previously proposed dormer removed from bedroom to side elevation.
- ◇ Removal of left lightwell, metal railings and external steps with horizontal grille added to retained lightwell.
- ◇ Site plan amendments including redistribution of amenity space and handing of ground floor terrace external staircase to suit updated lower ground floor layout changes.
- ◇ Change of levels to side elevation to provide side access to lower ground floor flat.
- ◇ Existing roof to be retained.



### 3. Consultation History

#### 3.3 Planning Application Amendments - March 23' Meeting

Following the submission of preliminary sketches in January 2023, a further meeting was held in March 2023 to discuss the proposed amendments of the scheme and their acceptability.

A summary of the comments received were as follows:

- ◇ Revised layout to lower ground floor flat welcome. Considering the basement nature of the flat, a degree of flexibility would be taken in terms of DLSL.
- ◇ Revisions to the front elevation and lightwell welcomed. Can accept the principle of one lightwell, subject to front landscaping offsetting the impact (dense planting in front of lightwell needed).
- ◇ Preparation of front landscaping plan is supported. Good levels of greenery and boundary hedging is positive, although unconvinced by the geometric layout and a more informal layout would compliment the conservation area / building style better.
- ◇ Bin store location seems close to the side access to the lower ground floor flat entrance.
- ◇ Removal of the second floor extension is welcome.
- ◇ Concerns with the bulk and form of the 'box-like' element to the rear extension which is considered out of character with this type of building. Suggestion to set first floor back and amending the form to a projection bay window along with features such as string courses and blind windows.

Following the meeting, a further exercise to redesign the rear elevation was carried out and a summary of the amendments were as follows:

- ◇ Central element of first floor extension set back from ground floor level.
- ◇ Bay window introduced at first floor level.
- ◇ Lean-to roof above ground floor extension replaced with flat roof to allow clean parapet line across width of ground floor extension to act visually as a string course.
- ◇ Flat roof removed from first floor extension and replaced with pitched crown roof.

## 4. Submitted Design

### 4.1 Use, Amount and Access

#### *USE*

The dwelling house comprises of four storeys and its lawful use is residential. The proposal is for a family dwelling and a one-bedroom flat at lower ground floor.

#### *AMOUNT*

The amount of development proposed is shown on the submitted drawings which accords with planning policy. This involves:

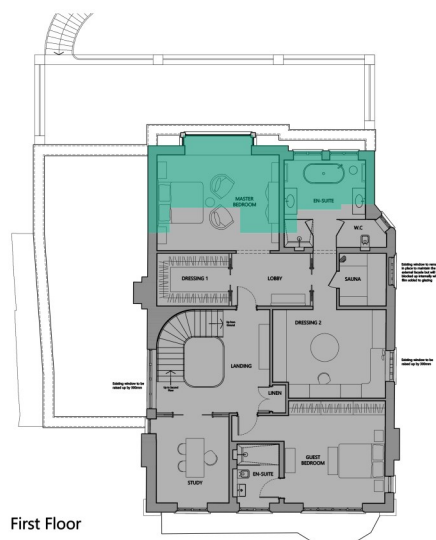
- ◇ Internal layout rearrangement of both dwellings.
- ◇ Demolition of the rear conservatory and erection of a new rear three storey extension.
- ◇ Increasing floor to ceiling height by lowering lower ground floor level.
- ◇ Forming an open lightwell to the front elevation with new retaining wall structure.
- ◇ Private amenity space will be provided as per the submitted plans.
- ◇ Main part of rear garden will serve the family dwelling and lower ground floor unit will be served by a lightwell to the front and dedicated area to the rear garden.

#### *ACCESS*

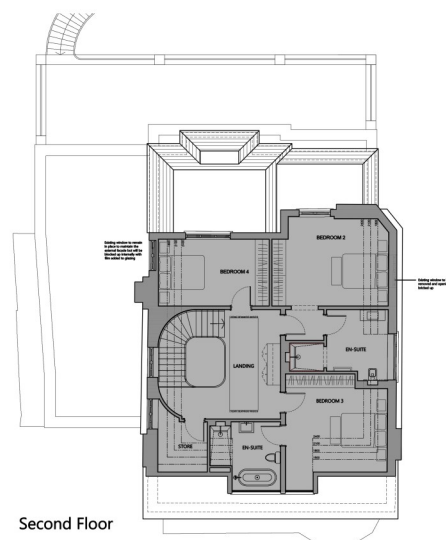
- ◇ The main front access to the dwelling remains the same as existing, and the entrance to the lower ground floor residential use is located to the side (right).
- ◇ No changes are proposed as part of this application to the access to the front driveway and to the existing car parking arrangements on the front driveway.
- ◇ Private and clear access to the rear garden of the lower ground floor residential use is provided via the side pathway and steps and also via the rear terrace.
- ◇ The bins are presently located at the front garden which provides easy access for the occupants and for collection.



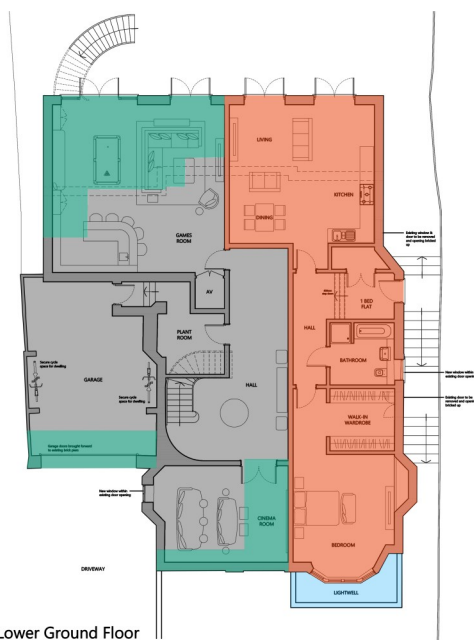




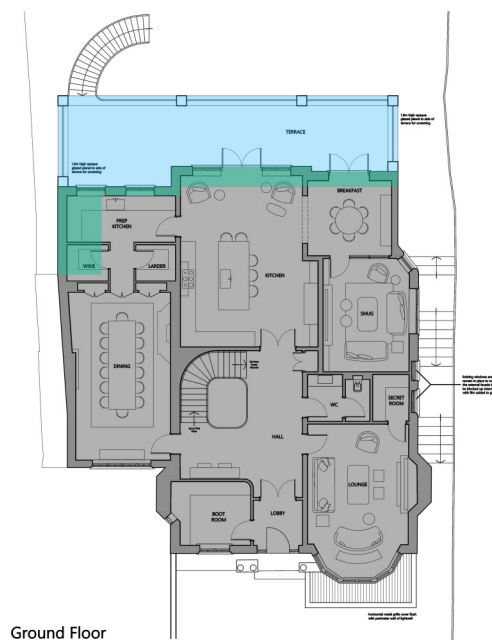
First Floor



Second Floor



Lower Ground Floor



Ground Floor

## 4. Submitted Design

### 4.2 Layout

The site slopes down towards the middle of the building, allowing the formation of an external lightwell concealed from public view to improve the daylight provision to the lower ground floor in addition to the existing windows at the side of the building.

The proposal demonstrates a clear understanding of the client's priorities and requirements.

The main dwelling creates a habitable family home which would include front, rear and basement extensions and an improved rear patio area. Within this we have proposed 5 bedrooms and 4 en-suites, a games room, cinema room, storage, snug, kitchen, dining rooms and lounge.

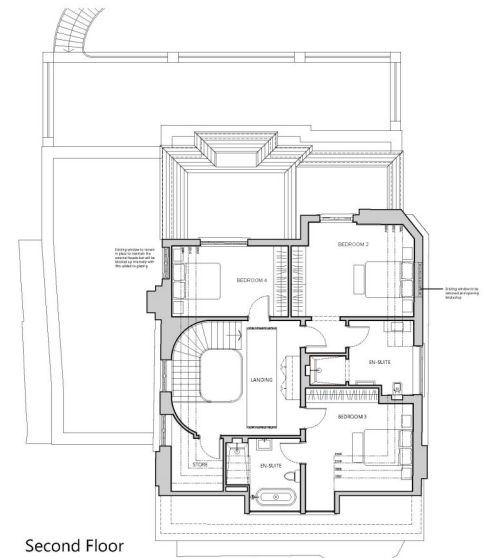
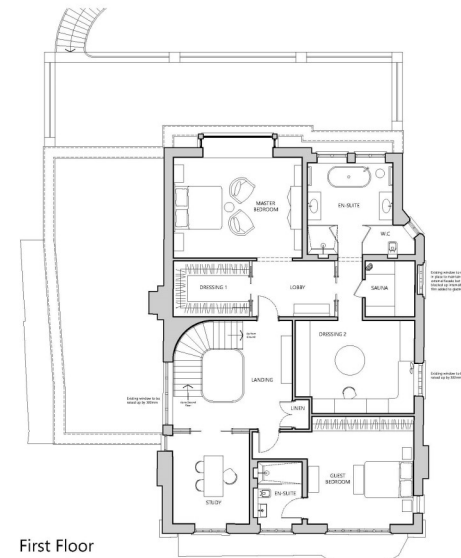
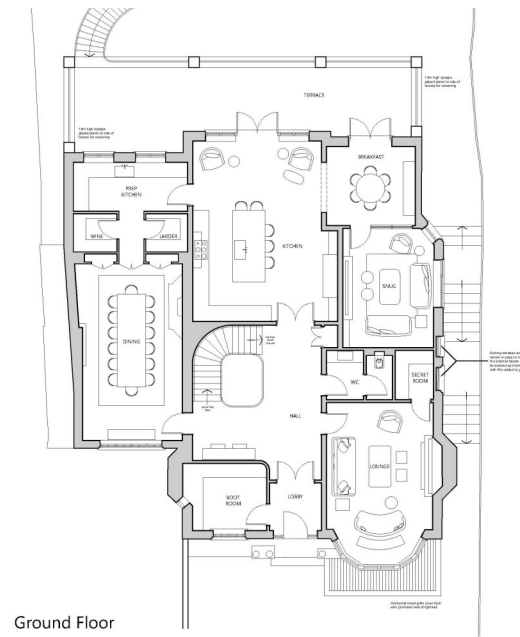
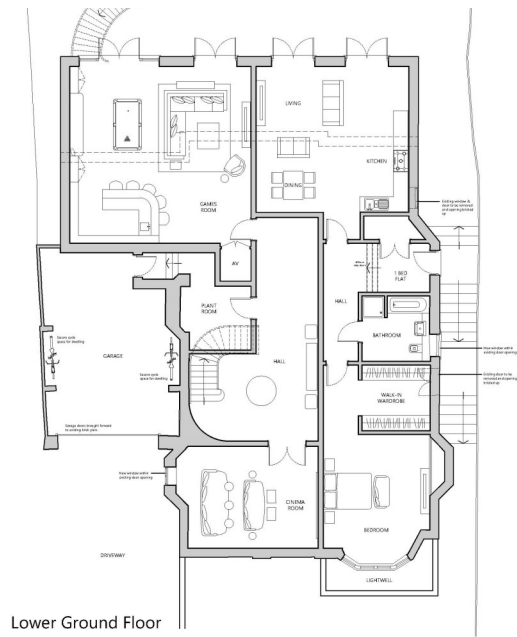
On the main dwelling there is opaque screens at either side of the ground floor terrace for privacy for both residents and neighbours. Exact details of this will be confirmed via planning condition.

The proposed lower ground floor residential flat is 102m<sup>2</sup>, allowing for a comfortable dual aspect one bed two person flat with private amenity space.

- Proposed Lightwell and Terrace
- Proposed Residential Use
- Proposed Extension
- Existing Footprint

## 4. Submitted Design

### 4.2 Layout (Cont.)



## 4. Submitted Design

### 4.2 Layout (Cont.)

#### *BIN STORE*

The proposed location for bin collection and storage is to the front garden which is easily accessed by residents and for collection. Landscaping opportunities are located on either side of the store to allow for screening and the reduce the visual impact to the street scene.

The new bin enclosure will house the following:

#### Main Dwelling

- ◇ 240l General Waste Bin
- ◇ 240l Garden Waste Bin
- ◇ 240l Food and Recycling Waste Bin

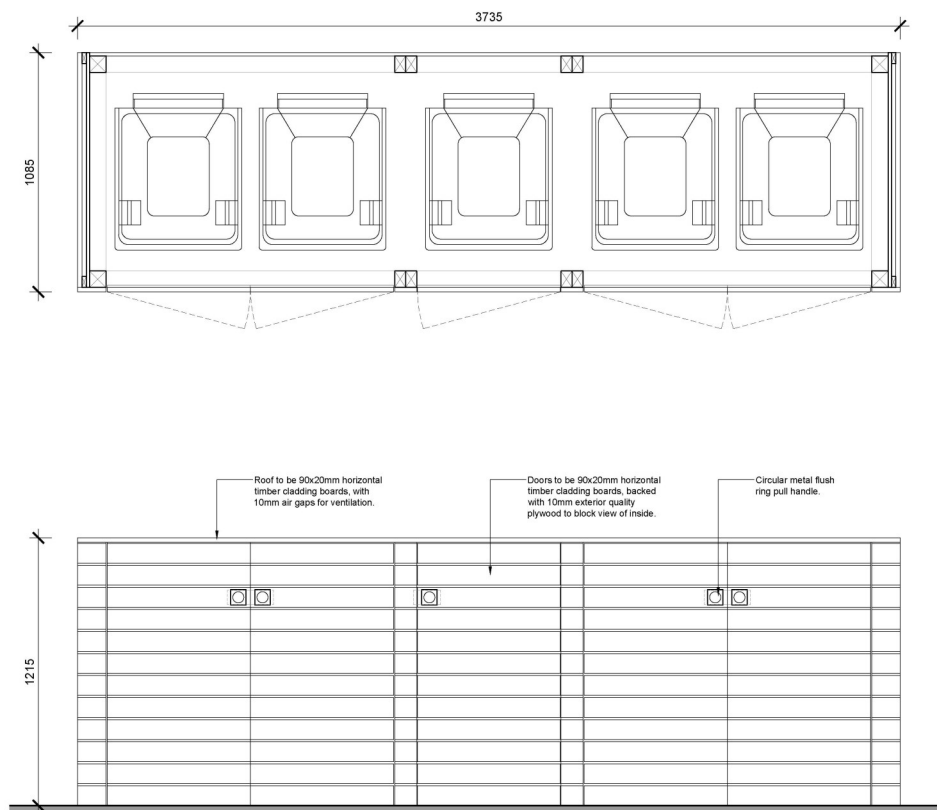
#### Lower Ground Floor Flat

- ◇ 240l General Waste Bin
- ◇ 240l Food and Recycling Waste Bin

#### *CYCLE STORE*

There is a secure visitors cycle space located on the side of the new retaining wall on the driveway, with additional spaces also provided within the garage of the main dwelling.

The lower ground floor flat has adequate space for the storage of bikes within the flat.





## 4. Submitted Design

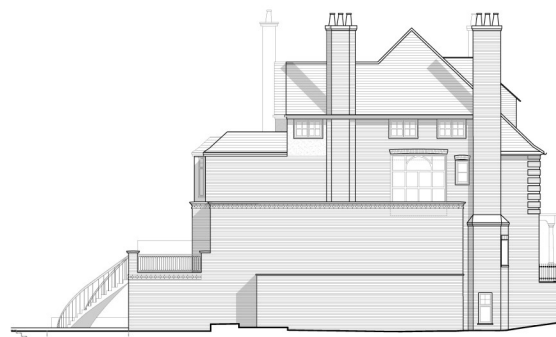
### 4.3 Scale and Appearance

The architectural language of the proposed rear extension is in keeping with the architectural style of the existing building.

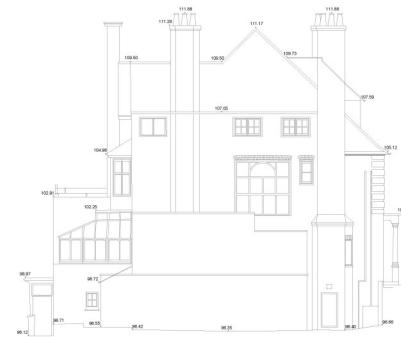
The characteristics of the building will be either retained or enhanced by replicating existing detailing and the rhythm and symmetry expected of a building of this period.



Front Elevation



Side Elevation



Rear Elevation



Flank Elevation



## 4. Submitted Design

### 4.3 Scale and Appearance (Cont.)



Front Elevation



Side Elevation (Right)



Rear Elevation



Side Elevation (Left)



Front Elevation (Through Lightwell)

## 4. Submitted Design

### 4.3 Scale and Appearance (Cont.)





## 4. Submitted Design

### 4.4 Materials

The proposed alterations integrate well within the context of the existing building with regards to scale and use of materials. A palette of materials have been selected in keeping with the existing form and wider context of the conservation area.

All new brickwork proposed for the rear extensions and basement is to be of matching traditional red brick, with traditional plain clay tiles to also match existing.

All stonework: patio stone pavers, pier caps and coping stones are to be coordinated.

All new windows are to be double glazed conservation area approved grey timber windows to be detailed to match existing windows and street scene.

Garage and front door to be black and timber.

The pitched roofing of the proposed rear extension is to match the existing roof tiles.



## 4. Submitted Design

### 4.5 Landscaping

The large deciduous trees at the front of the house will not be affected by the proposals.

The existing wall to the driveway is proposed as removed and re-positioned as shown on the proposed site plan. New retaining walls are also proposed in keeping with the existing style.

The proposed patio area to the rear is to match the existing style and be utilised by both dwellings. Separation and privacy is provided with a mix of mature hedgerows and masonry built planter beds.

Attenuation enclosure for Air Source Heat Pumps is located at the end of the garden. Please refer to the accompanying 'Noise Assessment' prepared by Noise Solutions Ltd for further details.

Detailed landscaping proposals are to be provided by Charlotte Rowe Garden Design. Please refer to accompanying drawings and specifications for further details.



## 5. Summary

The proposal does not affect the underlying character of the building and its impact upon the wider conservation area. The alterations externally serve to enhance the existing features of the building.

The proposals as a whole will result in a refurbished and extended residential use, meeting the needs of the occupiers, and will preserve and enhance the conservation area to which the building makes a positive contribution.

It is requested that the officer delegated to the determination of this application looks upon the proposals put forward positively.

